

MINUTES OF THE REGULAR MEETING

OF THE

COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

September 19, 2006

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, September 19, 2006, at 8:30 a.m. at William Jones Apartments, 1447 South Ashland, Chicago, Illinois.

Due to the absence of Board Chairperson Gilliam, Vice-Chair Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present: Hallie Amey
 Earnest Gates
 Dr. Mildred Harris
 Michael Ivers
 Martin Nesbitt
 Bridget O'Keefe
 Carlos Ponce
 Mary Wiggins
 Sandra Young

Absent: Sharon Gist Gilliam

Also present were Adrienne Minley, Chief of Staff; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

At this time, Vice President Nesbitt announced the resignation of Terry Peterson as CEO and the appointment by Mayor Daley of Sharon Gist Gilliam, CHA Chairperson, to take his place. On behalf of the Board of Commissioners and CHA staff, Commissioner Nesbitt publicly acknowledged Mr. Peterson for his dedication as a public servant and for his efforts in changing the history of public housing, not only here in Chicago, but nationwide. In the absence of Mr. Peterson and Ms. Gilliam, Commissioners, staff and public at large warmly applauded these individuals for their contributions to making CHA a more viable community for all.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session. Vice-Chair Nesbitt thereupon introduced the Resolutions discussed in Executive Session.

Upon Motion made, properly seconded and carried, the Minutes for the Regular Board Meetings of April 18, 2006, May 16, 2006 June 20, 2006, August 20, 2006 and the Annual Board Meeting of July 18, 2006 were then unanimously approved.

Commissioner Gates then presented an Omnibus Motion to approve resolutions for Executive Session Items 1 and 2.

Executive Session Item 1

RESOLUTION NO. 2006-CHA-127

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 1, 2006, requesting that the Board of Commissioners approves the Personnel Actions Report for August 2006.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for August 2006.

Executive Session Item 2

RESOLUTION NO. 2006-CHA-128

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 12, 2006, entitled “Authorization to enter into a Settlement Agreement with Friedler Construction Co.”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a settlement agreement in the amount of \$150,000 with Friedler Construction Co. (“Friedler”) for alleged damages resulting from delays that caused Friedler to incur additional costs for extended general conditions relating to and arising out of the Chicago Housing Authority’s Contract No. 9696 with Friedler for the rehabilitation and renovation of Yale Apartments, 6401 South Yale Street

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O’Keefe
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays: : None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

General Item No. 1

Commissioner Young then presented a Motion to approve the following resolution for General Item 1:

RESOLUTION NO. 2006-CHA-129

WHEREAS, Terry Peterson, after faithfully serving the Chicago Housing Authority since June 2000, has tendered his resignation as Chief Executive Officer of the Chicago Housing Authority effective as of the end of the day on September 30, 2006; and

WHEREAS, The position of Chief Executive Officer of the Chicago Housing Authority has been offered to Sharon Gist Gilliam because of her business experience and extensive knowledge of the operations of the Chicago Housing Authority; and

WHEREAS, Sharon Gist Gilliam has agreed to resign her position as Chairman and as a Commissioner of the Board of Commissioners of the Chicago Housing Authority effective as of the end of the day on September 30, 2006 and has agreed to accept the position of Chief Executive Officer of the Chicago Housing Authority effective October 1, 2006.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT Sharon Gist Gilliam is hereby appointed the Chief Executive Officer of the Chicago Housing Authority effective October 1, 2006 and is granted supervisory and management responsibility over all Chicago Housing Authority operations, programs and activities, all to be exercised in accordance with the approved policies and procedures of the Chicago Housing Authority.

THAT Sharon Gist Gilliam shall have the following authority in her capacity as Chief Executive Officer:

- 1) Signature authority to execute, including but not limited to, bonds, leases, mortgages, contracts, grant applications, grants, correspondence, payroll and operations/bank drafts, transfers of funds and other legal and official documents necessary for the operation of the Chicago Housing Authority; and
- 2) Delegation authority to appoint appropriate Chicago Housing Authority employees as designees to sign contracts, bonds, leases, mortgages, grant applications, grants, correspondence, payroll, operations/bank drafts, transfers of funds and other legal and official documents as she deems necessary for the efficient operation of the Chicago Housing Authority.

The Motion to adopt resolution for General Item 1 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes: Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

General Item No. 2

Effective October 1, 2006, Sharon Gist Gilliam will become the Chief Executive Officer (CEO) of the Chicago Housing Authority. To efficiently manage and supervise the affairs of the Chicago Housing Authority, the use of Sharon Gist Gilliam’s facsimile signature is required to sign checks, drafts and other payment orders of the Chicago Housing Authority. Accordingly, the resolution for General Item 2 approves the facsimile signature of the new CEO.

Commissioner Ivers presented a Motion to approve the following resolution for General Item 2:

RESOLUTION NO. 2006-CHA -130

WHEREAS, The Board of Commissioners has reviewed the Board letter dated September 14, 2006, entitled, “Authorization for use of Sharon Gist Gilliam’s Facsimile Signature”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT Effective October 1, 2006, all financial institutions are requested and directed to honor checks, drafts, and/or other payment orders that bear the facsimile signature of Sharon Gist Gilliam without regard to whom or by what means the actual or purported facsimile signature(s) thereon may have been affixed thereto, if such

signature(s) resemble(s) the facsimile specimen(s) of such signature(s) certified to and filed with the financial institution by or on behalf of the Chicago Housing Authority.

The Motion to adopt resolution for General Item 2 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Hallie Amey
 Earnest Gates
 Dr. Mildred Harris
 Michael Ivers
 Martin Nesbitt
 Bridget O’Keefe
 Carlos Ponce
 Mary Wiggins
 Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

General Item No. 3

The resolution for General Item No. 3 approves the correction of Resolution No. 2006-CHA-69, approved on May 16, 2006, authorizing a contract award to the Partnership for Transformation for Authority-wide construction management services for the Capital Improvement Program. The corrected Resolution reflects that the contract is awarded for a two (2) year base period, with options for two (2) one (1) year renewals, in a not-to-exceed amount of \$3,147,737.00 for the first year of the base period. The contract amount for the second year of the base term will be subject to negotiation with the CHA’s staff and approval by the Chicago Housing Authority’s Board of Commissioners.

Commissioner O’Keefe then presented a Motion to approve the following resolution for General Item 3:

RESOLUTION NO. 2006-CHA-131

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 15, 2006, entitled “Authorization to Correct Resolution No. 2006-CHA-69 Authorizing Contract Award to The Partnership for Transformation for Authority-wide Construction Management Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby amends Resolution No. 2006-CHA-69 to authorize the Chief Executive Officer or his designee to execute a contract for Authority-wide construction management services to the Partnership for Transformation in an amount not-to-exceed \$3,147,737.00 for the first year of the two (2) year base period, with the contract amount for the second year of the base term subject to negotiation with the CHA staff and approval by the CHA’s Board of Commissioners. The contract shall have a two (2) year base period, and two (2) one (1) year renewal options. This award is subject to the firm’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring and insurance requirements.

The Motion to adopt resolution for General Item 3 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Hallie Amey
 Earnest Gates
 Dr. Mildred Harris
 Michael Ivers
 Martin Nesbitt
 Bridget O’Keefe
 Carlos Ponce
 Mary Wiggins
 Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner O'Keefe, Chairperson of the Finance & Audit Committee, then presented her monthly report. Per Commissioner O'Keefe, the Finance & Audit Committee Meeting was held on Wednesday, September 13, 2006 at 1:00 p.m. at the 626 Corporate Office. The Deputy Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report for the month of August 2006.

Commissioner O'Keefe then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 thru A4 and A6 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 approves submittal of the Performance Funding System (PFS) to HUD. HUD uses the PFS to determine a public housing authority's eligibility for an operating subsidy. The PFS is applicable to all public housing authority owned units under an Annual Contributions Contract. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2007. Based on the formula established by HUD as a part of the MTW Agreement, the CHA should request the operating subsidy in the amount of \$182,567,020. This figure was determined by using the formula described in the MTW Agreement. Unlike the procedure used in prior years, HUD has requested each Authority to submit its PFS Schedule prior to the release of final pro-rations. This is being done in order to determine the overall need of Public Housing Authorities. Upon release of the final pro-ration amount, the CHA's FY2007 Comprehensive Budget will be adjusted accordingly.

RESOLUTION NO. 2006-CHA-132

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated September 11, 2006 requesting authorization to submit FY2007 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2007 Performance Funding System Performance Calculation.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the FY2007 Performance Funding System Calculation and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Item A2)

The Authority's Plan for Transformation contemplates large scale capital improvements to upgrade the Authority's inventory of public housing units, including, the demolition of approximately 18,000 obsolete housing units and the rehabilitation and construction of approximately 25,000 housing units. In connection with the implementation of this Program, the Authority previously issued its Capital Program Revenue Bonds, Series 2001 in order to fund Program improvements by leveraging anticipated future capital funding revenues. The entire Series 2001 Bonds were recently refunded by a new Capital Program Revenue Refunding Bonds, Series 2006. Although the Series 2001 Bonds were refunded, they will remain outstanding until the first optional redemption date (approximately six years). Due to the refunding, the CHA has an opportunity to improve the rating on the Series 2001 Bonds and potentially enhance the marketability of the Series 2001 Bonds until redeemed. To implement the rating change, the Escrow Agreement will be amended, primarily to limit certain types of investments. The amendment to the 2001 Series Bonds Escrow Agreement will not affect the outstanding Series 2006 Bonds. Accordingly, the resolution for Item A2 approves amending the Capital Program Revenue Bonds, Series 2001 Escrow Agreement and to take such other actions as may be necessary to obtain a ratings increase.

RESOLUTION NO. 2006-CHA-133

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 11, 2006 entitled "Authorization to Amend the Capital Program Revenue Bonds,

Series 2001 Escrow Agreement and to take such other actions as may be necessary to obtain a rating increase”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend the Capital Revenue Bonds, Series 2001 Escrow Agreement and to take such other actions (including, but not limited to, the execution of such further documentation) as may be necessary to obtain a rating increase.

(Item A3)

The CHA must annually renew its insurance coverage for General Liability, Excess Liability, Public Officials Liability, All Risk Property, Employed Lawyers Errors and Omissions Liability, Employment Practices Liability and Auto Liability. HUD previously authorized the CHA to have its Insurance Broker of Record competitively solicit premium quotations on the CHA’s behalf to procure all necessary insurance coverages. On June 9, 2006, Aon began soliciting premium quotations from insurers for the CHA’s required insurance needs. Aon directly solicited 27 insurers and 1 wholesaler. In July 2006 it also advertised the CHA’s request for premium quotations for the CHA’s required insurance coverages in the Chicago Tribune. In response to the direct solicitations and advertisement, Aon received at least 2 bids for each line of coverage, except for Excess Liability and Public Officials Liability insurance. Aon received 19 declinations on the various lines of coverages. After reviewing the responses, Aon and CHA’s Risk Management Department recommend the insurers listed in the below approved resolution to provide the required insurance coverage for CHA for the period of October 1, 2006 through September 30, 2007. The recommended awardees are the incumbent carriers with policy limits and retention levels remaining the same for all lines of coverage except for Property, which was restructured with deletion of separate policies for Boiler and Machinery and Difference in Conditions, wrapping it all into an All Risk policy with increased property values reported. Employed Lawyers Errors and Omissions Liability is a new coverage added to the program.

RESOLUTION NO. 2006-CHA-134

WHEREAS, The Board of Commissioners has reviewed the memorandum dated September 11, 2006 entitled "Authorization For The CHA To Award General Liability, Excess Liability, Public Officials Liability, All Risk Property, Employed Lawyers Errors and Omissions Liability, Employment Practices Liability, And Auto Liability Coverage”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to award the following insurance coverage for the CHA for the period of October 1, 2006 through September 30, 2007 for an aggregate amount not-to-exceed \$1,607,688.00 through its insurance broker of record, Aon Risk Services, Inc. of Illinois.: (1) General Liability written through Lexington in an amount not-to-exceed \$37,673.00; (2) Excess Liability insurance coverages written through Lexington in an amount not-to-exceed \$226,149; (3) Public Officials Liability written through Lexington in an amount not-to-exceed \$204,867.00; (4) All Risk Property written through Lexington, RSUI Indemnity, Axis and Commonwealth in an amount not-to-exceed \$981,583.00; (5) Employed Lawyers Errors and Omissions written through Chubb in an amount not-to-exceed \$22,889.00; (6) Employment Practices Liability written through Lexington in an amount not-to-exceed \$68,721; and (7) Auto Liability written through St. Paul/Travelers and HARRG in an amount not-to-exceed \$65,806.00

(Item A4)

The resolution for Item A4 approves acceptance of an award in the amount of \$100,000 from the MacArthur Foundation. On July 14, 2006, the CHA received official written notice from the MacArthur Foundation to fund and administer professional development opportunities for director and executive-level staff. The professional development opportunities will be an incentive to ensure long-term success in recruiting and retaining the executive leadership that has played a tremendous role in the ongoing activities and the impact of the Plan for Transformation. This program will be designed to invest in staff who will directly affect the outcomes of residents. The training will also impart knowledge of best practices for strategic planning,

analysis, and building strategic alliances across CHA internal and external systems. Participants will examine their core competencies as managers and directors and learn ways to further extend the use of their core competencies into various management functions.

RESOLUTION NO. 2006-CHA-135

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 11, 2006 entitled “Recommendation to Accept a Grant Award from the John D. and Catherine T. MacArthur Foundation and increase the FY2006 Comprehensive Budget”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to accept a grant award from the John D. and Catherine T. MacArthur Foundation in the amount of \$100,000 to provide professional development opportunities for director and executive-level CHA staff and increase the FY2006 comprehensive budget by \$100,000.

(Item A5 – This Number Not Used)

(Item A6)

The resolution for Item A6 approves a Collective Bargaining Agreement (CBA) for 62 administrative and other workers who are members of Local 73. The new CBA has a two year term and its effective date is January 1, 2006. The CBA maintains the CHA’s merit-based approach to pay raises for Local 73 members. Consistent with previous labor agreements with Local 73, the new CBA provides that the minimum and maximum salary levels for job classifications covered by the CBA will be adjusted annually for inflation. In addition, beginning in 2007, the new CBA will allow employees who, in the past, received all or part of their merit increases in the form of bonuses because their salaries exceeded 120% of the salary midpoint to have their merit increases added to their base salaries. This provision is expected to impact two or three employees in 2007. Under the newly negotiated CBA, the CHA will no longer have to pay an hourly “premium” above and beyond the overtime rate to staggered shift workers who are required to remain on the job and cover a shift when other scheduled employees do not report to work. The CBA also expressly provides that the CHA can terminate an employee who is convicted of a felony and that leave provided pursuant to the Family Medical Leave Act may not be used to procure alternative employment or self-employment. The new CBA also maintains the CHA’s ability to negotiate with Local 73 members regarding future increases in medical insurance premiums and it expands the prior employee drug and alcohol testing provision to include “other acceptable methods of testing” in addition to blood and urine testing.

RESOLUTION NO. 2006-CHA-136

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 11, 2006 requesting authorization to enter into a Collective Bargaining Agreement by and between the Chicago Housing Authority (“CHA”) and the Service Employees International Union, Local 73 (“Local 73”)

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into a collective bargaining agreement by and between the “CHA” and Local 73.

The Omnibus Motion to adopt resolutions for Items A1 through A4 and A6 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes:	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O’Keefe

Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations Committee, then presented the monthly report. Per Commissioner Gates, the Operations and Facilities Committee Meeting was held on Wednesday, September 13, 2006 at 1:30 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Gates then introduced an Omnibus Motion for the adoption of resolutions for Items B1 thru B5 discussed, voted and recommended for Board approval by the Operations & Facilities Committee.

(Item B1)

Staff surveyed the scavenger services being provided across the developments and found that the service and cost varied from development to development, even within the same management company's portfolio. Therefore, with expectations of standardizing the performance and the cost of services being provided by portfolio, property management companies were required to contract with one waste removal vendor, for all of the sites within its portfolio. WCDC, property Management Company for the Authority, released an RFP for scavenger services on April 6, 2006. WCDC advertised in area newspapers and three vendors responded to the RFP. Based on the recommendation of the Evaluation Committee, Waste Management was deemed the most responsible and responsive bidder and also proposed the best price for the service. Accordingly, the resolution for Item B1 approves award of contract to Waste Management.

Commissioner O'Keefe recused from voting on the following resolution for Item B1:

RESOLUTION NO. 2006-CHA-137

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 11, 2006 entitled "Authorization for Woodlawn Community Development Corporation. to Enter into a Contract with Waste Management for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes Woodlawn Community Development Corp., property management company for the CHA, to enter into a contract with Waste Management for Scavenger Services in the amount not-to-exceed \$659,568.00 for a two year base contract term, with a one-year option..

(Item B2)

With regards to Item B2, the Asset Management Department determined that as a Resident Management Corporation (RMC) with only one site, It's Time For A Change RMC (ITFAC) would likely secure better cost savings if its property was paired with the properties of another management company for purposes of the scavenger procurement. Consequently, the procurement was conducted with the two management entities' joint participation. H. J. Russell and ITFAC released a joint RFP for scavenger services pursuant to which each entity would enter into a separate contract for its respective properties under management, but bidders would propose pricing for the entire pool of CHA properties and locations managed by the two companies. The RFP was released on June 2, 2006 and advertised in the Chicago Sun-Times. Of the four proposals, Allied Waste's proposal provided the best price for the desired services. Accordingly, the resolution for Item B2 approves award of contract to Allied Waste.

RESOLUTION NO. 2006-CHA-138

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated September 11, 2006 entitled "Authorization for H. J. Russell & Company and It's Time for a Change, RMC to Enter into Contracts with Allied Waste for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves H. J. Russell & Company and It's Time for a Change, RMC, both property management companies for the CHA, to enter into service contracts with Allied Waste for Scavenger Services in the respective not-to-exceed amounts of \$334,800.00 and \$238,800.00 for two (2) year base contract periods with one (1) year options serving various CHA properties.

(Item B3)

As part of the Authority's building consolidation and redevelopment activities, the CHA demolished several buildings that formed part of the Henry Horner Homes. One of the buildings demolished was previously used by a not-for-profit organization, the Major Adams Community Committee, to provide youth and family-oriented programs to the residents of Henry Horner/West Haven. To ensure that Major Adams could continue to make its programs accessible to the residents of Horner, the CHA moved Major Adams and its programs to a non-dwelling building located at 125 North Hoyne. The CHA requires the services of a design-build manager to coordinate and oversee every aspect of the design-build project to include assisting the CHA with pre-construction, planning and design work and construction activities including, but not limited to, the procurement of a design-builder that will be responsible for the actual design work and construction at 125 N. Hoyne. The Request for Proposal advertised in area newspapers and the CHA directly solicited 100 firms by sending them notices of the RFP. Under the first round of scoring, the Respondents' written proposals were evaluated and three of the four Respondents were ranked in the competitive range. The Respondents in the competitive range were invited to make oral presentations to the CHA for a second round of scoring, through which Boyle and Associates received the highest final score. Additionally, Boyle and Associates' provided the lowest best and final offer. Accordingly, the resolution for Item B3 approves award of design-build management services to Boyle and Associates.

RESOLUTION NO. 2006-CHA-139

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 11, 2006 titled "Authorization to enter into a Contract with Boyle and Associates, Ltd. for Design-Build Management Services (RFP NO. 01452)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a two (2) year contract with Boyle and Associates, Ltd. to provide design-build management services for the rehabilitation of 125 North Hoyne for a total amount not-to-exceed \$226,600.00.

(Item B4)

The resolution for Item B4 ratifies Amendment No. 4 to the contract with R.M. Chin & Associates additional Owner's Representative (OR) services already completed for the rehabilitation of Alfreda Barnett Duster Apartments. Amendment No. 4 covers the following six OR services: Equitable Adjustment - Time (\$61,000.00; Change Order Responsibilities After Phase I Acceptance (\$17,202.00); Change Order Responsibilities After Phase II Acceptance (\$5,638.00); Re-Inspection of Damaged Units (\$4,006.00); Punch List – No Prime Design Consultant (\$17,783.00) and ADA and Common Area Suspension/Delay (\$45,000.00)

RESOLUTION NO. 2006-CHA-140

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 11, 2006, entitled "Authorization to ratify Amendment No. 1 to Contract No. 9885 with R. M. Chin & Associates, Inc. for the provision of additional Owner's Representative Services at Alfreda Barnett Duster Apartments (IL2-043)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 4 to Contract No. 9885 with R. M. Chin & Associates, Inc. which increases the total compensation amount in the Contract by \$150,629.00 for completed Owner's Representative ("OR") services at Alfreda Barnett Duster Apartments (IL2-005). The new Total Contract Price of Contract No. 9885 is \$1,441,164.00.

(Item B5)

From January through September 2004, HUD conducted an accessibility compliance review of the CHA's programs, services and activities, including designated accessible housing units, associated common areas, on-site management offices, housing programs, and non-housing programs and activities. As a result of the infractions found during the review, the CHA entered into a Voluntary Compliance Agreement (VCA) with HUD as of May 1, 2006. The VCA will last the duration of seven years over which time the CHA must progressively certify that 5.3% and 2.1% of its units are accessible for individuals with mobility impairments and individuals with sensory impairments respectively. One of the provisions of the VCA requires that the CHA contract with a qualified, independent third-party architectural or engineering firm, which will provide certification to HUD of the accessibility of all units that the CHA produces as accessible for individuals with disabilities and all the non-housing programs/common areas associated with our housing portfolio. The CHA must submit to HUD the name of the qualified respondent by October 1, 2006, for its approval. The selected respondent must begin work by November 1, 2006, and the CHA must begin to submit certifications to HUD by August 1, 2007. Accordingly, after the required solicitation, the resolution for Item B5 approves award of contract to LCM to perform the needed inspections and provide the certifications in time to meet the VCA's benchmarks.

RESOLUTION NO. 2006-CHA-141

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 11, 2006, entitled "Authorization to Negotiate and Enter into Contract with LCM Architects, Ltd. for the Provision of Third-Party Certifications";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with LCM Architects, Ltd. for the provision of third-party inspections and certifications in an amount not-to-exceed \$500,000 for a one-year base term with two, one-year options to extend for an amount not to exceed \$200,000.00 per year, subject to funding availability and vendor performance.

The Omnibus Motion to adopt resolutions for Items B1 thru B5 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Hallie Amey Earnest Gates Dr. Mildred Harris Michael Ivers Martin Nesbitt Bridget O'Keefe (<i>Recused from voting on Item B1 only</i>) Carlos Ponce Mary Wiggins Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young the Tenant Services Committee Meeting was held on Wednesday, September 13th at the 626 Corporate Offices. Meghan Harte,

Managing Director of Resident Services and her staff presented the Committee with an update on Higher Education and Scholarships.

Commissioner Young then introduced a Motion for the adoption of the Resolution for Item C1 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The resolution for Item C1 approves exercising the first one-year option of Contract No. 0663 with LR ABLA LLC to provide Community and Supportive Services to families relocating to the Roosevelt Square Community extension. In September 2004, the CHA Board authorized the CHA to negotiate and enter into a two-year base term contract with LR ABLA, the master developer for the Roosevelt Square community, to provide CSS to CHA residents who selected Roosevelt Square as a permanent housing choice. Services are specifically designed to address site specific criteria and the barriers a family may face in meeting the screening criteria. The requested additional funding for the option period, when added to the remaining balance available at the end of the base term of the Contract, will allow LR ABLA to continue servicing the 125 families who moved into the redeveloped Roosevelt Square community in FY2006 as well as the 695 families being screened for move-in.

RESOLUTION NO. 2006-CHA-142

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 11, 2006, entitled “Recommendation to exercise the first one-year option of Contract No. 0663 with LR ABLA LLC to provide Community and Supportive Services to families relocating to the Roosevelt Square Community”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the one (1) year extension option of Contract No. 0663 with the LR ABLA LLC. for community and supportive services at the Roosevelt Square Community (“Contract No. 0663”) for the period of October 1, 2006 through September 30, 2007, and to increase the funding in an amount not-to-exceed \$1,056,893.00 adding it to the balance that is left over from the current contract base term amount. The new total not-to-exceed contract amount of Contract No. 0663 will be \$3,718,041.00.

The Motion to adopt resolution for Item C1 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O’Keefe
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

(Item C2)

The resolution for Item C2 approves the form of lease and Admissions and Continued Occupancy Policy to be used for the Henry Horner Homes Phase IIB Rental development to be known as Westhaven Park Apartments Phase IIB, and any subsequent Westhaven Park rental development. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its mixed-income developments. The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed-income transaction. The property specific requirements for applicants contained in the admissions and

continued occupancy policy are derived from the amended Horner Consent Decree, court orders, financing requirements and CHA policies. In addition, pursuant to a Memorandum of Agreement with plaintiffs'/HRC's counsel, which is being amended to cover this transaction, the owner entity may seek to defer public housing applicants who do not meet certain financing and other requirements from housing at Westhaven Park Apartments Phase IIB Rental. The approval of this item is required at this time to facilitate the closing of this development transaction. These documents have been subject to negotiation among the CHA, the Developer, the owner entity's Property Manager and the Horner Resident Committee. A public comment period was held from August 17, 2006 through September 18, 2006. A public comment hearing was held on August 21, 2006 at the 1st Baptist Congregational Church. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to the comments prior to finalizing the documents.

Commissioner O'Keefe then introduced a Motion for the adoption of the Resolution for Item C2:

RESOLUTION NO. 2006-CHA-143

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 11, 2006, entitled "Authorization for approval of the Lease and Admissions and Continued Occupancy Policy for the Henry Horner Homes Phase IIB Rental Development (Westhaven Park Apartments Phase IIB Rental) and any subsequent Westhaven Park Rental Development and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of form of lease (including all riders and exhibits thereto) and Admissions and Continued Occupancy Policy in substantially the form presented to the Board for the Henry Horner Homes Phase IIB rental development known as Westhaven Park Apartments Phase IIB and any subsequent Westhaven Park rental development. The Chairperson of the Board of Commissioners or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements or financing requirements, and/or changes resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes:	Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Bridget O'Keefe Carlos Ponce Mary Wiggins
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Nays:	Earnest Gates Sandra Young
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

(Item C3)

The resolution for Item C3 approves the First Amendment to Westhaven Park Apartments Phase I ACOP to be used for Henry Horner Homes Phase IIA1 replacement housing known as Westhaven Park Apartments Phase I. This amendment is to promote compliance with the Horner court orders. The court orders require that a certain percentage of units in the overall redevelopment be designated for public housing applicants with certain income levels. These documents have been subject to negotiation among the CHA, the Developer, the owner entity's Property Manager and the Horner Resident Committee and the documents are recommended as acceptable. Similar to Item C2, a public comment period was held from August 17, 2006 through September 18, 2006. A public comment hearing was held on August 21, 2006 at the 1st Baptist

Congregational Church. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to any comments prior to finalizing the documents.

Commissioner O’Keefe then introduced a Motion for the adoption of the Resolution for Item C3:

RESOLUTION NO. 2006-CHA-144

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 11, 2006, entitled “Authorization for approval to adopt the First Amendment to Westhaven Park Apartments Phase I Admissions and Continued Occupancy Policy for the Westhaven Park Apartments Phase I Rental Development and to incorporate such document as an addendum to the CHA Admissions and Continued Occupancy Policy”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached First Amendment to Westhaven Park Apartments Phase I Admissions and Continued Occupancy Policy in substantially the form presented to the Board for the Henry Horner Homes Phase IIa1 replacement housing at the development known as Westhaven Park Apartments Phase I. The Chairperson of the Board of Commissioners or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Motion to adopt resolution for Item C3 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes:	Hallie Amey Dr. Mildred Harris Michael Ivers Martin Nesbitt Bridget O’Keefe Carlos Ponce Mary Wiggins
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Nays:	Earnest Gates Sandra Young
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b: Sharon Gist Gilliam
Chairperson

s/b: Lee Gill, Custodian and
Keeper of Records